

The background of the slide features a large, light blue watermark of the City of Vancouver's coat of arms. The crest is a shield divided into four quadrants. The top-left quadrant shows a city skyline with a diagonal beam of light. The top-right quadrant depicts a stag's head with antlers. The bottom-left quadrant shows a three-masted sailing ship on wavy water. The bottom-right quadrant features a grizzly bear standing on a rocky outcrop. Above the shield is a crown with four maple leaves. A banner at the bottom of the shield contains the motto "A NE FOR A".

Agenda Item 4

Minute

DRAFT

FALKIRK COUNCIL

Minute of meeting of the Planning Review Committee held in the Municipal Buildings, Falkirk on Tuesday 1 May 2018 at 9.30 a.m.

Councillors: David Alexander (Convener)
Robert Bissett
Jim Blackwood
John McLuckie

Officers: Douglas Blyth, Team Leader, Legal Services
Jack Frawley, Senior Committee Services Officer
Russell Steedman, Network Co-Ordinator
Bernard Whittle, Development Management Co-Ordinator

PRC1. Apologies

No apologies were intimated.

PRC2. Declarations of Interest

No declarations were made.

PRC3 . Minute

The minute of meeting of the Planning Review Committee held on 28 March 2018 was approved.

PRC4. Opening Remarks

The Convener welcomed everyone in attendance to the meeting of the Planning Review Committee and following a short introduction asked Mr Blyth, Team Leader, Legal Services, to provide a summary of the procedure to be followed at the Committee.

PRC5. Planning Application P/17/0567/FUL - Erection of Fence (Retrospective) at 42 and 44 Mansionhouse Road, Falkirk FK1 4PS

The committee considered documents which related to the Application for Review for planning application P/17/0567/FUL for the erection of a fence (in retrospect) at 42 and 44 Mansionhouse Road, Falkirk.

The committee had previously considered the application on 28 March 2018 (ref PRC62) and had continued the matter in order to conduct a hearing in accordance with the terms of Schedule 1 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure) (Scotland) Regulations 2013 and in relation to the following specified matter:-

- (a) Whether the roads safety concerns of the Roads Development Unit would be overcome if the height of the fence adjacent to Carmuir's Avenue were reduced to 1 metre for a distance of 5 metres in an easterly direction measured from the driveway to the west of the site and by a distance of 5 metres in a westerly direction measured from the point adjacent to the junction of Carmuir's Avenue and Mansionhouse Road.

The committee heard from Russell Steedman, Network Co-Ordinator and advised that in order to provide sufficient visibility the fence would require to be at or below a metre in height, with the exception of a 3.7m section which could potentially be at an increased height, indicated on the updated plans presented to the committee.

After further discussion and having given consideration to the material contained within the documentation and presented at the hearing, the Committee considered that it had sufficient information within the papers provided in relation to the application for Review to allow it to make a determination.

Decision

The committee agreed to refuse planning permission for the following reason:-

- (1) The location and height of the fencing significantly reduces visibility with required visibility splays for the adjacent junction of Mansionhouse Road and Carmuir's Avenue and to the driveways serving the site. This is to the detriment of established road safety levels in this location. The proposal is contrary to the terms of Policies HSG07 – Residential Extensions and Alterations and D03 – Urban Design of the Falkirk Local Development Plan.**